



16 Trafalgar Square,
Long Eaton, Nottingham
NG10 1GQ

Price Guide £90-95,000
Freehold



A TWO BEDROOM MID TERRACE IDEAL FOR THE FIRST TIME BUYER OR BUY TO LET INVESTOR.

This traditional mid terrace property offers two spacious reception rooms and two double bedrooms. Found in a quiet road close to the heart of Long Eaton, the property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area, all of which have helped to make this a very popular and convenient place for people to live.

Constructed of brick to the external elevations all under a tiled roof the accommodation comprises of lounge, dining room open to kitchen and to the first floor there are the two double bedrooms and bathroom. Outside there is a low maintenance garden with access to two brick built outbuildings to the rear.

Situated at the heart of Long Eaton and within walking distance of its shops, amenities and schooling, there are healthcare and sports facilities and the excellent transport links include J25 of the M1, Long Eaton and East Midlands Parkway stations, East Midlands Airport and the A52 to Nottingham, Derby and other East Midlands towns and cities.



Lounge

12'2" x 11'9" approx (3.71m x 3.59 approx)

Double glazed window to the front, radiator, laminate flooring, inset recess to chimney breast.

Lobby

Stairs to the first floor and door to:

Dining Kitchen

Dining Area

Radiator, laminate flooring and chimney breast with recessed alcove either side, understairs cupboard with area for cloaks and storage. Double glazed patio door to the rear.

Kitchen Area

8'10" x 6'3" approx (2.71m x 1.93m approx)

With a range of wall and base units with square top work surfaces over, space and plumbing for washing machine, integral electric oven and gas hob, sink and drainer with mixer tap over and wall mounted combination boiler. Laminate flooring, double glazed window to the rear, breakfast bar with stools.

First Floor Landing

With doors to:

Bedroom 1

12'7" x 12'4" approx (3.85m x 3.77m approx)

Double glazed window to the front, chimney breast with recessed alcove either side.

Bedroom 2

10'0" x 9'7" approx (3.05m x 2.94m approx)

Gas central heating radiator, chimney breast with recessed alcove and double glazed window to the rear.

Bathroom

7'11" x 6'2" approx (2.42m x 1.88m approx)

A white suite comprising corner bath with shower over, low flush w.c., pedestal wash hand basin and radiator, double glazed window to the rear.

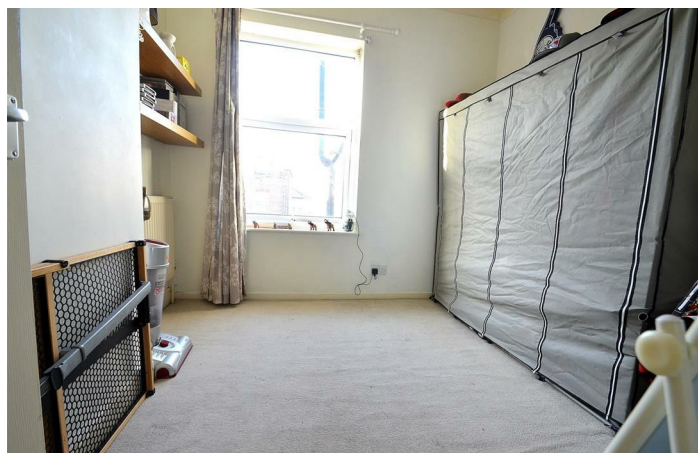
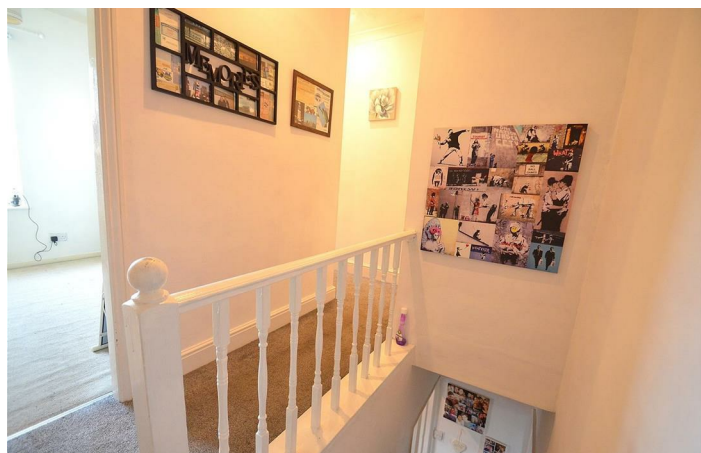
Outside

A low maintenance garden with patio area, astroturf, fence surrounding and rear access to two brick built outbuildings.

Directions

Proceed along Waverly street which becomes Main street, continue ahead at the main traffic lights past Station road on the left, Trafalgar Square is the next turning on the left hand side, continue along until reaching Trafalgar Terrace where the property is located on the right hand side, clearly identified by our for sale board.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.